MUNICIPAL HOUSING STATEMENT

TOWNSHIP OF DELAWARE

AUGUST 1984

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and Housing
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TABLE OF CONTENTS

SUMMARY		PAGE
A.	INTRODUCTION	4
	1. Objective	4
	2. Background	4
B.	POPULATION	5
	1. Municipal Population	5
	2. Population By Age Group	5
	3. Household Formation	7
C.	ECONOMIC BASE	10
	1. Employment	10
	2. Income	11
	3. Community Services and Recreational Facilities	12
D.	LAND ACTIVITY	12
	1. Planning Policies	12
	2. Development	12
	3. Water and Sewerage Services	13
E.	HOUSING	13
	1. Current Housing Stock	13
	2. Dwelling Units By Type and Tenure	14
	3. Housing Market and Affordability	16
	4. Special Housing	17
	5. Rehabilitation and Energy Conservation	17
F.	ASSISTED HOUSING SURVEY	18
	1. Methodology	18
	2. Current Assisted Housing Units	19
	3. Senior Citizens Analysis	24
	4. Family Analysis	29
	5. Total Demand for Assisted Housing	32

PAGE

G. CONCLUSIONS 32

1. Identification of Issues 32

2. Recommendations 34

SUMMARY

By resolution dated January 25, 1984, the Council of the Township of Delaware requested that the Ministry of Municipal Affairs and Housing prepare a Municipal Housing Statement on their behalf. As part of this statement, an Assisted Housing Survey was conducted to review the housing needs of senior citizens and families in the Township.

The Township of Delaware is located in southern Middlesex County, approximately 8 kilometers southwest of London. The Township is bounded on the north and west by the Thames River, on the south by Elgin County, and on the east by Westminster Township. Delaware is the smallest Township in the County, comprising 10,021 hectares. Not only is it the smallest Township, but it is also the oldest settled area in the County. Settlement occurred in the area at the beginning of the 19th Century, with municipal organization following soon after in 1833.

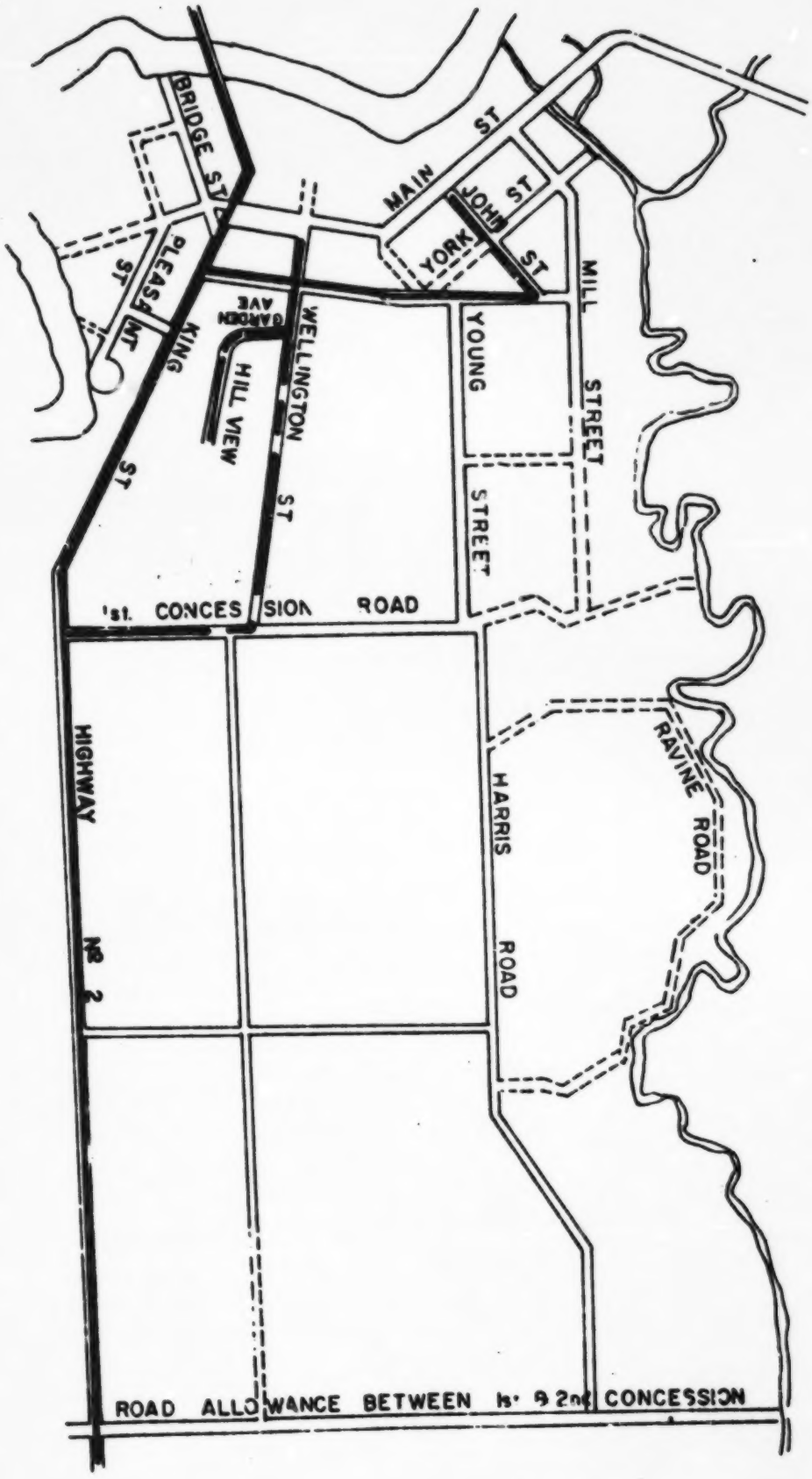
The highest concentration of population in the Township is found in the Village of Delaware, nestled in the Thames Valley on Highway 2 (see map on page 3). The Village has a population of just under 450 and acts as a minor service centre in the area. The rest of the population is distributed throughout the Township, with the majority living on farms. Approximately 2,000 people were living in the Township in 1877 and the last 107 years have seen little variation, with the 1982 population being 2,209. The 1984 population is projected to be 2,201 with an estimated 616 households.

Housing is predominantly owner occupied (82.6%), single detached (96.5%) dwellings. Approximately 53.9% of the housing was built prior to 1946. Since 1971, approximately 70 new units have been added to the housing stock, mainly in the form of single detached dwellings.

The average family income for 1984 is estimated to be $44,068. Based upon average housing prices in the area, there does not appear to be any serious affordability problems for the home buyer.

The Township has its own Official Plan and zoning by-law.

Based on the Assisted Housing Survey, it has been determined that there is a demand for 1 rent-geared-to-income and 4 market rental units for senior citizens, and no rent-geared-to-income or market rental units for families to August 1985.



DELAWARE

Not to Scale

MUNICIPAL HOUSING STATEMENT

TOWNSHIP OF DELAWARE

A. INTRODUCTION

1. Objective

The objective of the Municipal Housing Statement is to prepare background information for Council to determine the policy direction necessary to provide for the housing wants and needs of the community. It is recognized that any projections which have been made are subject to changes in the economy, personal tastes, and attitudes.

2. Background

The Council of the Township of Delaware requested by formal resolution dated January 25, 1984, that the Ministry of Municipal Affairs and Housing prepare a Municipal Housing Statement on its behalf. This resolution was forwarded to the Ministry in January 1984. As part of this statement, an Assisted Housing Survey was conducted to review the housing needs of senior citizens and families in the community. Prior to this date, no need and demand surveys had been conducted by the Ministry.

B. POPULATION

1. Municipal Population

The total population of Delaware Township, in 1982, was 2,209, reflecting an overall decrease of 26 since 1977. The population has experienced a slight, but constant downward swing during this period, falling from 2,235 in 1977 to 2,209 in 1982. The population has remained very stable due to a lack of development in the municipality during this time.

The population and household projections are based on Municipal Assessment data for the years 1977 to 1982 (see Table 1). As a result, the projection is for a continuing decrease in population, with a trend toward an increase in the number of households in the 1984 to 1989 period.

The scenario detailed as Tables 2 and 3 should be fairly accurate unless there is a major change in the local economic base.

2. Population By Age Group

During the 1977 to 1982 period, the 0-19 years of age group decreased by 99 people. As a percentage of total population, this group declined from 31.5% to 27.4%. This decline is consistent with trends throughout Ontario. By 1989 it is estimated that there will be 466 people in this age group.

The 20-59 or "working" age group increased by 39 people, from 1,008 in 1977 to 1,047 in 1982. As a percentage of total population, this group increased from 45.1% to 47.4%. It is estimated that there will be 1,096 people in this age group by 1989. This projection, however, is the most precarious in that it is most likely affected by any change in the local economy.

The 60+ age group increased by 34 in the period 1977 to 1982. As a percentage of total population, this group exhibits an increase of 1.8%, from 23.4% in 1977 to 25.2% in 1982. It is projected that this age group will continue to increase to 612 by 1989.

TABLE 1

POPULATION BY AGE TO 1982

	AGE GROUP						
	0 - 19		20 - 59		60+		
Year	#	%	#	%	#	%	Total
1977	704	31.5	1,008	45.1	523	23.4	2,235
1978	710	31.9	1,002	45.0	517	23.1	2,229
1979	712	31.9	976	43.7	544	24.4	2,232
1980	661	29.8	1,017	45.8	543	24.4	2,221
1981	639	28.8	1,026	46.3	551	24.9	2,216
1982	605	27.4	1,047	47.4	557	25.2	2,209

Source: Municipal Assessment Data, 1977 - 1982.

TABLE 2

FUTURE PROJECTIONS

AGE GROUP

Year	0 - 19 #	0 - 19 %	20 - 59 #	20 - 59 %	60+ #	60+ %	Total
1983	596	27.0	1,043	47.3	566	25.7	2,205
1984	575	26.1	1,052	47.8	574	26.1	2,201
1985	553	25.2	1,061	48.3	582	26.5	2,196
1986	531	24.2	1,070	48.9	589	26.9	2,190
1987	510	23.3	1,079	49.4	597	27.3	2,186
1988	488	22.4	1,087	49.9	605	27.7	2,180
1989	466	21.4	1,096	50.4	612	28.2	2,176

Source: Ministry of Municipal Affairs and Housing Projections

3. Household Formation

In 1978 there were 558 households in the Township, composed of 491 family and 67 non-family households. By 1982 the number of households had increased to 595, comprised of 500 family and 95 non-family households. The increase in households is mainly a result of the large increase in the number of non-family households. This increase concurs with the decreasing number of persons per households, a trend common throughout Ontario.

The number of households containing senior citizens increased from 124 in 1977 to 146 in 1982, and it is projected that the number will reach 183 by 1989 if current trends continue.

The number of senior citizen households was determined by dividing the 60+ population by 1.5. The number of those living in nursing homes (342) was subtracted from the 60+ population before dividing by 1.5, as Statistics Canada defines each nursing home as a single household. Three households were added to the result for each year, from the above method representing the three nursing homes as private households.

TABLE 3

ESTIMATED NUMBER OF HOUSEHOLDS

Year	Family Households		Non-Family Households		Total	Average Persons/ Household	Senior* Citizen Households
	#	%	#	%			
1978	491	88%	67	12%	558	3.38	124
1979	495	87	74	13	569	3.32	120
1980	495	86	81	14	576	3.26	138
1981	498	85	88	15	586	3.2	142
1982	500	84	95	16	595	3.14	146
1983	502	83	103	17	605	3.08	152
1984	505	82	111	18	616	3.02	158
1985	507	81	119	19	626	2.96	163
1986	510	80	127	20	637	2.90	168
1987	513	79	136	21	649	2.84	173
1988	516	78	145	22	661	2.78	178
1989	512	76	162	23	674	2.72	183

* Households containing senior citizens calculated by taking the 60+ assessment population figure and dividing by 1.5 persons/household.

Source: Statistics Canada, Census,
Municipal Assessment,
Ministry of Municipal Affairs and Housing
Projections

C. ECONOMIC BASE

1. Employment

The most important local industry in Delaware is agriculture. The majority of the 10,021 hectares in the Township are productive farmland. Cash crops, mainly corn and beans, are produced by most farms in the area. Some tobacco farming is also evident. The major non-agricultural employers include three nursing homes (Middlesex Terrace, Sun Haven Nursing Home and Bethany Lodge), Noordemeer Bros., which produces car parts and does car repairs, and Vandex Manufacturing Limited, a metal fabricating business.

An important element in local employment is the Township's proximity to the City of London. A significant number of residents, mainly from the northern portion of the Township, commute to London.

TABLE 4

MAJOR EMPLOYERS IN THE TOWNSHIP OF DELAWARE - 1984

NAME	PRODUCT/SERVICE	EMPLOYMENT
Sun Haven Nursing Home	Extended Care Nursing Home	100
Bethany Lodge	Nursing Home	53
Middlesex Terrace	Nursing Home	53
Noordemeer Bros.	Car parts & repair	18
Vandex Manufacturing Limited	Metal fabrication	17
Armo-Tool Limited	Tool and Die	12
A & M Sod Supply Ltd.	Sod	5

Source: Business License 1984
Township of Delaware

2. Income

The 1980 average family income for Delaware Township was $32,887. Projected to 1984, the average family income is estimated to be $44,068. The projected 1984 Ontario average family income is estimated to be $37,537.

TABLE 5

FAMILY INCOME
TOWNSHIP OF DELAWARE 1980

Income Group	No. of Families	% Distribution of Families
Under $5,000	15	2.71
$ 5,000 - $ 9,999	25	4.51
$10,000 - $14,999	60	10.81
$15,000 - $19,999	65	11.71
$20,000 - $24,999	105	18.92
$25,000 - $29,999	60	10.81
$30,000 - $39,999	100	18.01
$40,000 and over	125	22.52
TOTAL	555	100.00%

Source: Statistics Canada, 1981

Average family income in 1984 is calculated to be $44,068.

3. Community Services and Recreational Facilities

The Township of Delaware offers a wide range of services, including five churches, a library, a post office and both a separate and a public elementary school. The fire department is volunteer and the OPP provides necessary policing. Service clubs include the Royal Canadian Legion, the Adult Recreation Group and a very active Lion's Club. Recreational activities centre around the ballpark and the Community Centre. A host of private recreational facilities are located in the Township, including two golf courses, horseback riding facilities and a racetrack.

D. LAND ACTIVITY

1. Planning Policies

The Township of Delaware has an Official Plan, which was approved in 1973. The zoning by-law was updated in June 1984. Under the present policy residential development is restricted to that of single family dwellings. Severance of land outside the village is restricted to 100 acres. This severance restriction is designed to protect the agricultural character of the area by keeping land in production.

2. Development

At present there are 46 lots serviced with water available for development in the village. A total of 29 building permits have been issued in 1984 for the construction of single family dwellings.

Two plans of subdivision have been submitted to Council since 1978. The first plan, submitted in 1978, was for a development at Prince Albert Street and Wellington Street. A total of 9 lots have been approved, with three developed thus far. Another plan was submitted in 1980 for a 60 lot development near Young Street. No approval has been given for this development as yet.

3. Water and Sewerage Services

The water supply for the Township is provided by wells located near Komoka. These wells were formerly used by the City of London. The water supply is more than capable of meeting the needs of all known proposed development.

There is no central sewerage system in the Township. Sewage, in both the village and surrounding area, is dealt with using septic tanks.

E. HOUSING

1. Current Housing Stock

In 1981, there were 575 dwelling units. Approximately 310 or 53.9% were built before 1946. The period 1946 to 1960 saw the addition of 135 dwelling units to the housing stock, and another 60 units were added between 1961 and 1970 (see Table 6). Since 1971, there have been 70 additional units constructed.

TABLE 6

AGE OF DWELLING UNITS

TOWNSHIP OF DELAWARE

Built	Single Detached	Single Attached	Apt. & Duplex	Mobile	Total
Before 1946	290	10	10	-	310
1946-1950	25	-	-	-	25
1951-1960	100	-	10	-	110
1961-1965	35	-	-	-	35
1966-1970	25	-	-	-	25
1971-June 1, 1971	5	-	-	-	5
TOTAL	480	10	20	0	510

Source: Statistics Canada Census 1971

2. Dwelling Units By Type and Tenure

In 1976, the housing stock consisted of 94.5% single detached dwellings, well above the Provincial average of 56.7%. In 1981, the percentage increased to 96.5%, in line with the Provincial increase to 57.0%. The proportion of owner occupied dwellings was significantly higher than the Provincial average in both 1976 and 1981, being 82.6% in both years, while the Provincial figures were 63.6% in 1976 and 63.3% in 1981 (see Table 7).

Rental accommodation comprised 17.4% of the housing stock in both 1976 and 1981. The Provincial average was higher than that for Delaware Township

in both 1976 and 1981, at 36.4% and 36.7% respectively. No apartment construction is anticipated in the Township in the near future.

TABLE 7

DWELLING UNITS BY TYPE AND TENURE

AND PROVINCE OF ONTARIO

	1976			1981		
Type	No.	%	Ontario %	No.	%	Ontario %
Single Detached	515	94.5	56.7	555	96.5	57.0
Semi-Detached	15	2.8	11.3	10	1.7	12.9
Apartment	5	.9	31.1	5	.9	29.3
Duplex	10	1.8	-	5	.9	-
Mobile	-	-	.9	-	-	.8
TOTAL	545	100.0	100.0	575	100.0	100.0
Tenure						
Own	450	82.6	63.6	475	82.6	63.3
Rent	95	17.4	36.4	100	17.4	36.7
TOTAL	545	100.0	100.0	575	100.0	100.0

Source: Statistics Canada 1976 and 1981.

3. Housing Market and Affordability

Since 1983, 29 single detached dwellings have been built. The price range for a new home is $59,000 to $70,000, depending upon the size of the house and lot. Older homes in good condition sell for $50,000 to $55,000, depending upon their age and state of repair. The market has been fairly stable during the last few months, with an average of 12 houses listed. Due to the Township's proximity to London, houses tend to move quickly. The average length of time a house is on the market is 30 to 90 days.

The rental market in Delaware for single detached homes is fairly tight, with few houses available. The rents for these houses are approximately $400 per month, plus utilities. Apartments are also scarce, renting at approximately $325 per month for a three-bedroom unit.

Based on an average family income of $44,068 for 1984, a 10% down payment, a 15% mortgage, and the philosophy that shelter costs should not exceed 30% of gross income, the average family in Delaware Township could afford to purchase a home for roughly $92,102. Since most homes are older resale houses, priced well below or near this figure, the average home buyer should not face any affordability problems when buying a house.

4. Special Housing

There are three nursing homes in the Township; Middlesex Terrace, Bethany Lodge, and Sun Haven Nursing Home. Middlesex Terrace and Bethany Lodge have 105 beds and 80 beds respoctively. These are medium care facilities, which provide full craft and activity programs for their residents. Sun Haven Nursing Home is an extendicare facility with a total of 157 beds. Vacancies are very low in all three homes, with Middlesex Terrace being the only one of the three with beds available (9 vacancies).

5. Rehabilitation and Energy Conservation

Union Gas, in conjunction with the Federal Government, is now in the process of installing natural gas in the Township as part of the Distribution Expansion Systems Program. This program is part of the national "Off Oil" campaign, and is designed to povide residents with a more economical alternative to oil heating. Union Gas has received a good response to the program from local residents. The availability of natural gas may also attract more people to the municipality in the future.

The Township is not involved in any Federal or Provincial rehabilitation programs.

F. ASSISTED HOUSING SURVEY

1. Methodology

An Assisted Housing Study was completed in the Township of Delaware to assess the need for senior citizen and family housing at subsidized and market rent levels. Questionnaire forms were provided to the Clerk of the Township for mailing to all residents aged 58 and over (seniors), and all tenant families. While there are separate questionnaires for each group, the information asked is similar: present shelter costs, quality of accommodation, health, income, number of children (for families), interest in assisted housing, and other related factors. The returned questionnaires were assessed to determine the need of the respondents.

The questionnaire mailout was supported by advertisements in the local newspaper. A public meeting was also held to discuss the study.

When analysing the returned questionnaires, it was assumed that the proportion of need reflected by the returns, expressed as a percentage of the current population, will remain the same when projected over the future population.

The basic analysis can be presented in the following formula:

PERCENT OF CURRENT POPULATION IN NEED X PROJECTED POPULATION = NEED

2. Current Assisted Housing Units

a. Area Assisted Senior Citizen Housing

Municipality	Group Name	Distance	No. of Units	Status	Waiting List June 1984
Caradoc	-Caradoc Housing Corporation	8	15	Municipal NP	
London	-London/Middlesex Housing Authority	17	2265	Management	107
	-London/Middlesex Housing Authority		153	Rent Supp.	
	-Andover Gardens Apts. Inc.		53	Private NP	
	-London Jewish Community Village		45	Private NP	
	-Lonset Non-Profit Housing Corp.		45	Private NP	
	-Polonia Towers (London) Inc.		65	Private NP	
	-W.L.K. Seniors Assistance Assoc. Inc.		49	Private NP	
Strathroy	-London/Middlesex Housing Authority	18	25	Management	9
	-London/Middlesex Housing Authority		50	Rent Supp.	
	-Strathroy Christian Retirement Assoc.		45	Private NP	
St. Thomas	-Elgin/St. Thomas Housing Authority	24	226	Management	35
	-Elgin/St. Thomas Housing Authority		3	Rent Supp.	
	-Eastwood Fellowship Baptist Church Non-Profit Housing Corp.		26	Private NP	
	-Pine Tree Gardens Inc.		13	Private NP	
	-Kiwant Manor		18	Private NP	
Belmont	-Bel Parc Inc.	27	20	Private NP	
Ailsa Craig	-Craigwill Gardens	28	117	Private NP	
Glencoe	-London/Middlesex Housing Authority	30	21	Management	1
	-C.M.H.C.		12	Limited Div.	

b. Area Family Housing

Municipality	Group Name	Distance	No. of Units	Status	Waiting List June 1984
London	-London/Middlesex Housing Authority	17	858	Management	243
	-London/Middlesex Housing Authority		63	Rent Supp.	
	-C.M.H.C.		56	Limited Div.	
	-Byron Meadows Housing Co-op		36	Cp-operative	
	-Central London Housing Co-op		60	Co-operative	
	-Forest City Housing Co-op		40	Co-operative	
	-Medway Housing Co-op		70	Co-operative	
	-Native Inter-Tribal Co-operative Inc.		20	Co-operative	
	-New Brighton Housing Co-op Inc.		7	Co-operative	
	-Pheonix Housing Co-op Inc.		60	Co-operative	
	-Twin Pines Housing Co-op		84	Co-operative	
	-Westminster Housing Co-operative		42	Co-operative	
	-Cartier Court		96	Private NP	
	-Chelsea Garden Home Society		94	Private NP	
	-Community Habitat of London Inc.		56	Private NP	
	-Homes Unlimited (London) Inc.		78	Private NP	
	-P.A.M. Gardens Non-Profit Housing Inc.		40	Private NP	
	-Platt's Lane Estates Inc.		400	Private NP	
Strathroy	-London/Middlesex Housing Authority	18	20	Management	19
Southwold Township	-C.M.H.C.	23	31	Limited Div.	
St. Thomas	-Elgin/St. Thomas Housing Authority	24	171	Management	58
	-Golden Mast Inc.		25	Private NP	
	-Erwin Schiller		32	Private NP	

Estimated Subsidy Cost

Tables 8 and 9 illustrate the estimated operating cost of a new senior citizen and family non-profit project constructed in 1985. The rent-geared-to-income rent revenue is estimated based on average revenues in existing OHC projects. Market rent estimates are based on an appraisal of private market rents in the Township of Delaware. Revenue from rent-geared-to-income units will fluctuate based on tenant mix and market rent levels will be adjusted with changes in the private market. Under the Municipal Non-Profit Housing Program, the shortfall between operating costs and rent revenue is apportioned as a subsidy between the Federal and Provincial Governments. The Federal Government first provides a subsidy which effectively reduces the mortgage interest rate from current levels to 2%. The Provincial Government then provides additional subsidies as required up to an amount equal to the Federal subsidy. Additional subsidy requirements are met by the Provincial and Federal Governments on a 50:50 basis. Development under other socially assisted housing programs may have differing cost-sharing formulas.

TABLE 8

Projected Subsidy for Senior Citizen Units Built in 1985

Low End of Market Rent Units:	
Total Monthly Operating Cost*	$642.00
Estimated Low End of Market Rent**	345.00
Monthly Subsidy Requirement	$297.00
Rent-Geared-To-Income Units:	
Total Monthly Operating Cost*	$642.00
Estimated Rent Revenue***	143.63
Monthly Subsidy Requirement	$498.37

Source:
* Ministry of Municipal Affairs and Housing: Appraisal Branch. Operating costs are based on estimated new construction costs at 13% interest rate

** Low End of Market Rent for 1 and 2 bedroom units. Average market rent estimates for 1 and 2 bedroom units for senior citizens for the Township of Delaware. Ministry of Municipal Affairs and Housing, Appraisal Branch.

*** 1984 Budgets - Assisted Rental Housing Projects, Regional Housing Programs Office - Southwestern Region.

TABLE 9

Projected Subsidy for Family Units Built in 1985

Low End of Market Rent Units:	
Total Monthly Operating Cost*	$1,108.00
Estimated Low End of Market Rent**	397.00
Monthly Subsidy Requirement	$ 711.00
Rent-Geared-To-Income Units:	
Total Monthly Operating Cost*	$1,108.00
Estimated Rent Revenue***	152.17
Monthly Subsidy Requirement	$ 955.83

Source:
* Ministry of Municipal Affairs and Housing: Appraisal Branch. Operating costs are based on estimated new construction costs at 13% interest rate

** Low End of Market Rent for 2 and 3 bedroom units. Average market rent estimates for 2 and 3 bedroom units for families for the Township of Delaware, Ministry of Municipal Affairs and Housing, Appraisal Branch.

*** 1984 Budgets - Assisted Rental Housing Projects, Regional Housing Programs Office - Southwestern Region.

3. Senior Citizens Analysis

Of the 225 questionnaires sent out to senior citizens, 67 were returned. These represent a response rate of 29.8%.

As it is the experience of the Ministry of Municipal Affairs and Housing that there is a lower propensity to move among home owners, a discounting factor of 75% has been applied to this group.

There are no assisted senior citizen units currently located in the Township of Delaware, and therefore no on-file applications to analyse.

TABLE 10

SUMMARY OF RESPONDENTS

Delaware Township - Senior Citizens

PART A

DEGREE OF INTEREST			
	RENT-GEARED-TO-INCOME		MARKET RENT
	SERIOUS NEED	NO NEED	
IMMEDIATE	2	1	2
WITHIN 2 YEARS	-	1	3
TOTALS	2	2	5

PART B FOR INFORMATION PURPOSES ONLY

FUTURE INTEREST (BEYOND 2 YEARS OR UNSPECIFIED)	2	19
NO INTEREST (BUT RESPONDED)	37	
TOTAL NUMBER OF RESPONDENTS FROM PART A & B	67	

TABLE 11

RGI RESPONDENTS WITH NO NEED FROM TABLE 10

	NO NEED
WILLING TO ACCEPT A MARKET RENT UNIT	2
NOT WILLING TO ACCEPT A MARKET RENT UNIT	-
TOTAL	2

TABLE 12

RESPONDENTS INTERESTED IN MARKET RENT ACCOMMODATION FROM TABLE 10

PRIMARY INTEREST (IMMEDIATELY OR WITHIN TWO YEARS)	5
SECONDARY INTEREST (WILLING TO ACCEPT MARKET RENT IN LIEU OF RENT-GEARED-TO-INCOME)	2
TOTAL	7

TABLE 13

RESPONDENTS

	RENT-GEARED-TO-INCOME		MARKET RENT	
	HOME-OWNERS	TENANTS	HOME-OWNERS	TENANTS
	2	-	4	3
HOMEOWNER FACTOR (SUBTRACT 75% OF HOMEOWNERS)	1	-	3	-
TOTAL	1	-	1	3

TABLE 14

NUMBER OF UNITS RECOMMENDED

	RENT-GEARED-TO-INCOME	MARKET RENT
HOMEOWNERS (ADJUSTED)	1	1
TENANTS	-	3
TOTAL	1	4

TABLE 15

PRESENT AND PROJECTED
RENT-GEARED-TO-INCOME AND MARKET RENTAL
ACCOMMODATION FOR SENIOR CITIZENS
1984-1985

PRESENT NEED	SERIOUS NEED	DESIRE MARKET RENTAL	% OF SENIOR HOUSEHOLDS
Total number of respondents - 67			
Respondents considered to be in serious need	1		
Respondents considered to be in serious need as a percentage of senior citizen households (155)			.65%
Respondents desiring market rental accommodation		4	
Respondents desiring market rental accommodation as a percentage of senior citizen households (155)			2.58%
PROJECTED NEED			
Estimated additional senior citizen households by 1985 - 5			
Additional households considered to be in serious need by 1985	0		
Additional households desiring market rental accommodation by 1985		0	
TOTAL DEMAND TO 1985	1	4	

4. Family Analysis

Of the 75 family questionnaires sent out, 14 were returned. This return represents a response rate of 18.7%.

There are no assisted family units currently located in the Township of Delaware, and therefore no on-file applications to analyse.

TABLE 16

SUMMARY OF RESPONDENTS

DELAWARE TOWNSHIP - FAMILIES

PART A

DEGREE OF INTEREST	RENT-GEARED-TO-INCOME		MARKET RENT
	SERIOUS NEED	NO NEED	
IMMEDIATE	-	-	-
WITHIN 2 YEARS	-	-	-
TOTALS	-	-	-

PART B — FOR INFORMATION PURPOSES ONLY

FUTURE INTEREST (BEYOND 2 YEARS OR UNSPECIFIED)	1	-
NO INTEREST (BUT RESPONDED)	13	
TOTAL NUMBER OF RESPONDENTS FROM PART A & B	14	

TABLE 18

PRESENT AND PROJECTED
RENT-GEARED-TO-INCOME AND MARKET RENTAL
ACCOMMODATION FOR FAMILIES
1984-1985

PRESENT NEED	SERIOUS NEED	DESIRE MARKET RENTAL	% OF FAMILY HOUSEHOLDS
Total number of respondents - 14			
Respondents considered to be in serious need	0		
Respondents considered to be in serious need as a percentage of family households (505)			0
Respondents desiring market rental accommodation		0	
Respondents desiring market rental accommodation as a percentage of family households (505)			0
PROJECTED NEED			
Estimated additional family households by 1985 - 2			
Additional households considered to be in serious need by 1985	0		
Additional households desiring market rental accommodation by 1985		0	
TOTAL DEMAND TO 1985	0	0	

5. Total Demand for Assisted Housing

Based on the analysis of the questionnaire response, it is concluded that the following is the demand for rent-geared-to-income accommodation and the demand for market rental accommodation in the Township of Delaware to August 1985.

Questionnaire Analysis	Rent-Geared-to-Income	Market Rent
Senior Citizen	1	4
Family	0	0

G. CONCLUSIONS

1. Identification of Issues

In order that both the present and future housing needs of Delaware Township are met, specific consideration should be given to the following areas of concern:

(a) Senior Citizen and Family Assisted Housing

Based upon the Assisted Housing Survey, it has been determined that there is a demand for 1 rent-geared-to-income and 4 market rental units for senior citizens, and no rent-geared-to-income or market rental units for families to August 1985.

(b) Rehabilitation

With energy costs steadily increasing, more emphasis should be placed on rehabilitation as a means of improving the energy efficiency of the Township's existing housing stock. The installation of natural gas in the municipality will aid in energy conservation. A program promoting rehabilitation would compliment the "Off Oil" campaign, allowing for greater energy efficiency and lower energy costs. As much of the municipality's existing stock is older, it is very important to pursue rehabilitation as a means of maintaining the present stock, and improving its state of repair.

(c) Affordable Housing

Based on income and shelter costs, the average available housing is affordable to residents of Delaware.

(d) Development Alternatives

The Township's planning policy restricts residential development to that of single family dwellings. Two plans of subdivision have been submitted to Council. One of the two plans has been approved and development is underway. The total number of lots in these two developments is 97. Any further development should be considered on an infill basis, as severance outside the village is restricted to 100 acre properties.

(e) Future Trends

There is a need to continually examine the changing housing market. This can be achieved by comparing population and household changes with the projections given in this report. In addition, the number of dwelling starts, demolitions and conversions should be monitored with the best available population and household data.

2. Recommendations

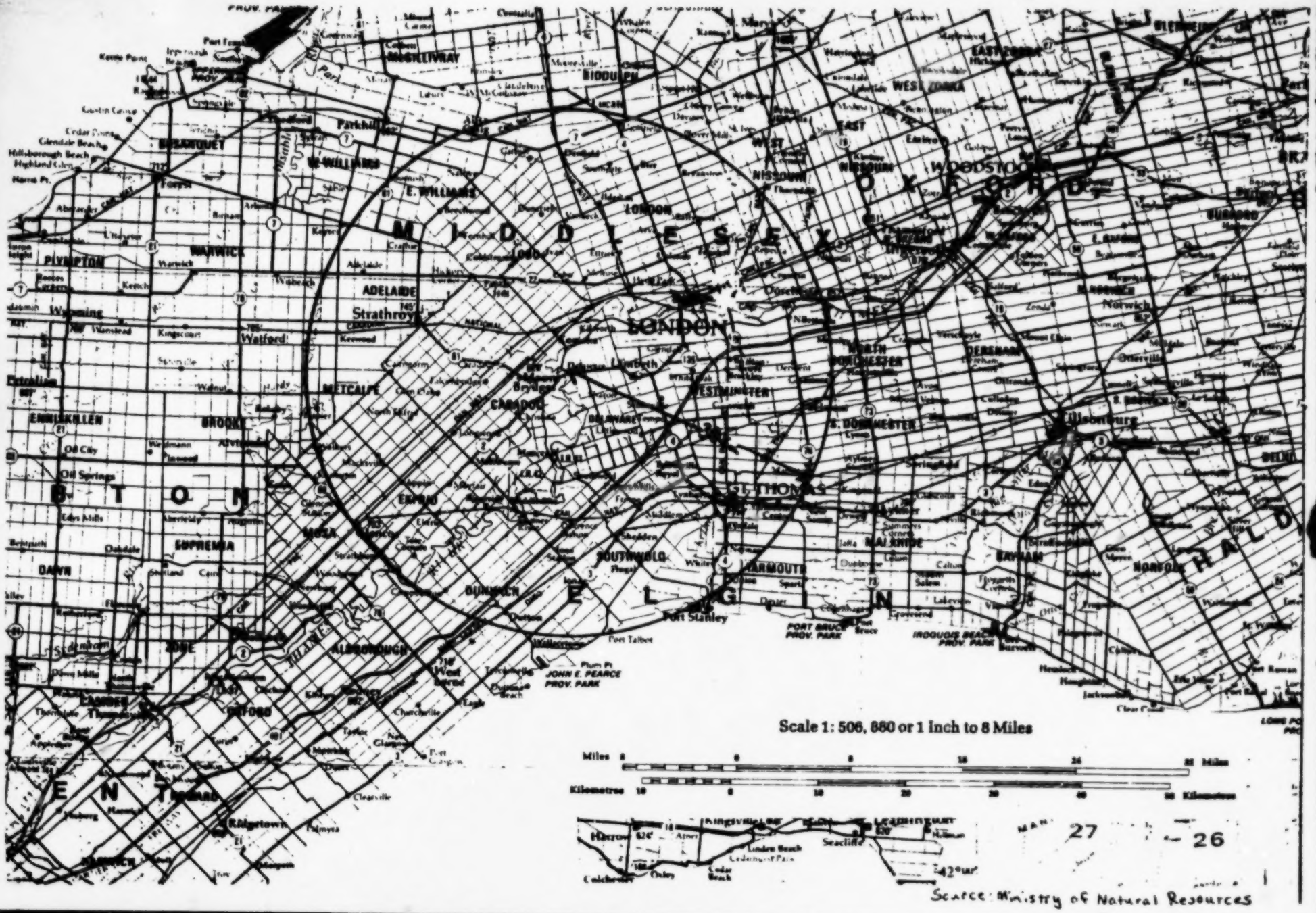
It is recommended that the Township:

(a) Encourage area builders to retrofit older homes with emphasis given to insulation and energy efficiency.

(b) Investigate the available Federal and Provincial rehabilitation programs.

(c) Consider infill development on vacant properties and the replacement of older, beyond repair, dwellings with new housing.

(d) Consider the possibility of a joint effort with neighbouring municipalities to meet the minimal identified assisted housing need.


MIDDLESEX
OXFORD
ELGIN
LONDON
ST. THOMAS
WOODSTOCK
INGERSOLL
TILLSONBURG
STRATHROY
WARWICK
ADELAIDE
METCALFE
DELAWARE
SOUTHWOLD
DUNWICH
ALDBOROUGH
YARMOUTH
BAYHAM
MALAHIDE
NORFOLK
BROOKE
DAWN
EUPHEMIA
ZONE
ENNISKILLEN
BURIATUET
PLYMPTON
Port Stanley
JOHN E. PEARCE PROV. PARK
PORT BRUCE PROV. PARK
IROQUOIS BEACH PROV. PARK
Scale 1: 506, 880 or 1 Inch to 8 Miles
Miles
Kilometres
MAP 27 — 26
Source: Ministry of Natural Resources